

**PETITION FOR REVIEW OF REAL PROPERTY VALUATION**

PURSUANT TO A.R.S. TITLE 42, Ch. 15, Art. 3 and Ch. 16, Art. 1-5

FOR OFFICIAL USE ONLY

FILED FOR TAX YEAR 2017

See Instructions for complete filing information

A129740

- In all counties, mail or hand deliver one copy of this completed petition to the County Assessor. Retain a copy for your records (and for use in possible further appeals). Taxpayers receiving a Notice of Value have sixty days from the date the notice was mailed to file this petition. United States Postal Service postmark dates are evidence of the dates petitions were filed and decisions were mailed.
- The County Assessor may reject any petition not meeting statutory requirements. Only one petition for each parcel or economic unit will be accepted. Any duplicate petition(s) will be returned.

**COMPLETE SECTIONS 1 THROUGH 10 WHERE APPLICABLE. TYPE OR PRINT**

1. DATE FILED 04/05/2016 COUNTY Pima BOOK 117 MAP 05 PARCEL 0340
2. PROPERTY ADDRESS OR LEGAL DESCRIPTION: 316 E 6TH ST
3. IF THIS IS A MULTIPLE PARCEL APPEAL CHECK HERE ☐. ATTACH A MULTIPLE PARCEL APPEAL FORM (DOR 82131). SEE INSTRUCTIONS.
4. USE OF PROPERTY: COMMERCIAL / INDUSTRIAL ☒ (SPECIFY TYPE: Apartment, Office, warehouse, etc.) Store Front  
VACANT LAND ☐ AGRICULTURAL ☐ OTHER ☐

5A. OWNER'S NAME  
HONEYBADGER HAPPENINGS LLC & TIGRE

NAME P.O. Box 43025ADDRESS Tucson, AZ 85733

CITY, STATE, ZIP CODE

5B. MAIL DECISION TO: (IF DIFFERENT THAN 5A)  
Property Tax Evaluations

NAME 7459 East Broadway, Suite 201ADDRESS Tucson, AZ 85710

CITY, STATE, ZIP CODE

5C. IF OWNERSHIP HAS CHANGED CHECK HERE ☐. ATTACH RECORDED DOCUMENTATION.6. PETITION COMPLETED BY: (Specify Owner, Agent, Attorney, etc.) AgentNAME Alain HartmannADDRESS 7459 East Broadway, Suite 201

CITY, STATE, ZIP CODE

Tucson, AZ 85710

CITY, STATE, ZIP CODE

TELEPHONE

AGENTS ONLY: STATE BOARD OF APPRAISAL NUMBER 91-0076 STATE BOARD OF EQUALIZATION NUMBER 505

7. **BASIS FOR PETITION:** MARKET SALES APPROACH ☒ COST APPROACH ☐ INCOME APPROACH ☐ OTHER ☐ (explain below)  
Additional documents submitted must contain the book, map, and parcel number and be attached to the petition in order to be considered by the Assessor. Evidence contained in this appeal could be the basis for either increasing or decreasing the valuation or changing the legal classification of the property. Equity supports requested value. Market sales support requested value.

8. VALUE SHOWN ON NOTICE OF VALUE	FULL CASH VALUE \$	\$384,387	LIMITED PROPERTY VALUE \$	\$192,512	LEGAL CLASS 1	ASMT RATIO 18
9. OWNER'S OPINION OF VALUE	FULL CASH VALUE \$	\$233,090	LIMITED PROPERTY VALUE \$	<del>\$201,600</del> 192,512	LEGAL CLASS 1	ASMT RATIO 18

10. I HEREBY AFFIRM THAT THE INFORMATION INCLUDED OR ATTACHED IS TRUE AND CORRECT.

X SIGNATURE OF PR [REDACTED] OWNER OR REPRESENTATIVE

TELEPHONE

EMAIL

TO REQUEST A MEETING WITH THE ASSESSOR CHECK HERE. ☒

**FOR SBOE (IN MARICOPA AND PIMA COUNTIES ONLY):**  
If you want this appeal to be heard "On The Record" check here. ☐  
This means that **neither you, the Assessor, your Agent, or Attorney (if applicable)** will appear before the State Board of Equalization to offer testimony. Submit any additional written or typed information with this appeal to the SBOE.

ASSESSOR'S DECISION	FULL CASH VALUE \$	LIMITED PROPERTY VALUE \$	LEGAL CLASS	ASMT RATIO
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BASIS FOR DECISION:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DATE RECEIVED

DATE DECISION MAILED

REVIEWED BY

ASSESSOR OR CHIEF DEPUTY

COUNTY BOARD OF EQUALIZATION DECISION

FULL CASH VALUE \$

LIMITED PROPERTY VALUE \$

LEGAL CLASS

ASMT RATIO

BASIS FOR DECISION:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DATE RECEIVED

DATE DECISION MAILED

CHAIRMAN OR CLERK OF THE BOARD

11/12

FOR OFFICIAL USE ONLY

FOR OFFICIAL USE ONLY

2017  
FOR VALUATION YEAR And Prior

# AGENCY AUTHORIZATION FORM

Client No: W48

Pursuant to A.R.S. § 42-18001

STATE BOARD OF APPRAISAL REGISTRATION NUMBER 91-0076

STATE BOARD OF EQUALIZATION NUMBER 505

- Persons who own, control, or possess property valued by the County Assessor may each year designate an agent to act on their behalf on any matter relating to the review of the valuation and classification of the property before the Assessor or the County or State Board of Equalization.
- This designation of an agent expires at the end of the calendar / valuation year.
- This form or a copy must accompany any petition, Taxpayer Notice of Claim, or response to a Notice of Proposed Correction filed with the Assessor or either Board of Equalization. The original form shall be provided for inspection by the agent on request of the County Assessor, either Board of Equalization, or the Department of Revenue.
- Notices issued by the Assessor or either Board of Equalization relating to the review of the valuation of that property shall be sent to the agent of record.
- A petition for Review of Real Property or Personal Property, a Notice of Proposed Correction, or a Taxpayer Notice of Claim will not be accepted unless the Agency Authorization form accompanying the petition is signed by the person who owns, controls, or possesses the property.

## DESIGNATION OF AGENT (Type or Print)

### Property Tax Evaluations

AGENT / FIRM NAME

Alain Hartman, et al

520 290-4545

CONTACT PERSON

7459 E Broadway, Suite 201

TELEPHONE

MAILING ADDRESS

Tucson

AZ

85710

CITY, STATE, ZIP

EMAIL ADDRESS

## DESIGNATION MADE BY: (Type or Print)

Lipman Philip A

COMPANY NAME

Philip A Lipman

Owner *Property Manager*

NAME OF PERSON OWNING, CONTROLLING OR POSSESSING PROPERTY OR CONTACT PERSON

P.O. Box 43025

TITLE

ADDRESS

Tucson

AZ

85733

CITY, STATE, ZIP

TELEPHONE

EMAIL ADDRESS

I, the undersigned, hereby designate the above name agent to act on my behalf in all matters pertaining to the review and appeal of real or personal property valuation and classification with the Assessor or the Boards of Equalization. This authorization is limited to the properties listed below and on the attached continuation form.

X sign here-->

SIGNATURE OF PERSON CONTROLLING OR POSSESSING PROPERTY

3.31.16

DATE

For 2017 Tax Year

PRINT NAME (IF DIFFERENT THAN DESIGNATED ABOVE)

PRINT TITLE

COUNTY	BOOK-MAP-PARCEL	COUNTY	BOOK-MAP-PARCEL	COUNTY	BOOK-MAP-PARCEL	PERSONAL PROPERTY ASSESSMENT ACCOUNT
10	108-22-0890					
10	113-08-314A					
10	113-08-314B					
10	117-05-0340					

County Name and Number: (1) Apache (2) Cochise (3) Coconino (4) Gila (5) Graham (6) Greenlee (7) Maricopa (8) Mohave (9) Navajo (10) Pima (11) Pinal (12) Santa Cruz (13) Yavapai (14) Yuma

*Equity Corp*

# Property Tax Evaluations

## Parcel: 117-07-216A -- Preliminary, 2017

Acres:	0.4199	\$348,559 /A	Tax Code:	0150
Land SF:	18,291	\$8.00 /sf		
Use Code:	1120			
STORE FRONT COMMERCIAL BL				
Land:	\$146,360	18.0	1	
Improved:	\$71,385	18.0		
Total FCV:	\$217,745			
Limited CV:	\$209,465	18.0		
Site Addr:	717 S 6TH AV			
Owner:	PHILABAUM THOMAS A & DABNEY M JT/RS			
Addr1:	820 S 2ND AVE			
Addr2:	TUCSON AZ			
Addr3:		Zip:	85701	
Addr4:				
Legal:	TUCSON S2 LOT 3 & ALL LOT 6 BLK 122			
Tax	\$6,397	Year		
Improve SF:	3,959	From:	1983	
Units:	0	To:	1996	
Tot \$/SF:	\$55.00			
Imp \$/SF:	\$18.03			
Tot \$/Unit:	\$0.00	Site Covr:	0.22	
Tax \$/SF:	\$1.62			
% Office:				
Date:	198506	Docket:	7554	
S-T-R:	13	14.	13.	
Lot-Blk-Tr:	00003	122		

	Land	Imprv	Total FCV	Limited CV	Ratio	\$/LSF	\$/Acre	\$/ISF	Tax \$\$	Tax Area
P10	146,360	150,565	296,925	276,030	21.0	8.00	348,559	75.00	7,993	0150
C10	146,360	150,565	296,925	276,030	21.0	8.00	348,559	75.00	7,993	0150
P11	146,360	150,565	296,925	296,925	20.0	8.00	348,559	75.00	8,697	0150
C11	146,360	150,565	296,925	296,925	20.0	8.00	348,559	75.00	8,697	0150
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P14	146,360	150,565	296,925	296,925	19.0	8.00	348,559	75.00	9,459	0150
P15	146,360	53,130	199,490	199,490	18.5	8.00	348,559	50.39	6,188	0150
P16	146,360	53,130	199,490	199,490	18.0	8.00	348,559	50.39	6,092	0150
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### Commercial Cost Summary

Seq	Sec	Model	Yr	Occ	Appraisr	Stories	GF	Per Area	SF	Depr	Mod	Phy	Cmp	BaseRep	AssFCV
1	1	118	-3 C	1983	Com	140	1	11	260	3959	0.46	1	1	\$199,606	\$101,320
2	1	290	-3 D	1996	Com	140	1	1	0	0	0.43	1	1	\$48,069	\$24,933
										3,959				\$247,675	\$126,253



Office of the Pima County Assessor  
Petition Control Section

115 N. Church  
Tucson, Arizona 85701

Joyce Hayes  
Division Manager  
724-8138

Leticia Haros  
Section Supervisor  
724-8665

ID: 67578

Date: 05/20/2016

HARTMANN ALAIN PROP TAX EVAL  
AGT REG # 910076  
7459 E BROADWAY BLVD STE 201  
TUCSON AZ  
85710

**Petitioner:**

**You recently filed a Petition for Review of Valuation with our office regarding the below referenced property(s). Unless otherwise indicated, you have 15 calendar days from the date of this letter to resubmit this appeal, if you wish to do so. Please make required updates on the enclosed form and return it (the original Petition) which has been date stamped to ensure proper time constraints have been met. If the form does not provide adequate space to state your basis, feel free to attach additional pages. We are returning this Petition to you for the following reason(s).**

- A129740-117-05-0340 : Please clarify the signature on the authorization form; it does not appear to be the same as the name indicated in the "Designation Section".
- A129740-117-05-0340 : Unable to make a connection between the owner of the property and the person giving authorization on the Agency Authorization form.

*Property Manager*

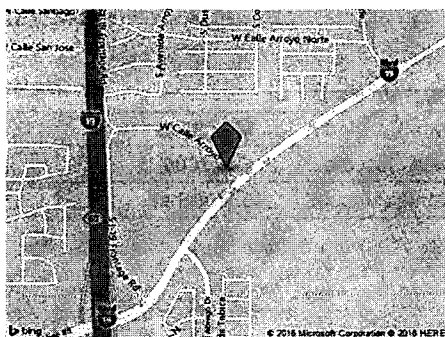
# Lease Comparables

## Lease Comps Report

18670 S Nogales Hwy - Bank of America

★★★★★

Green Valley, AZ 85614 - South/SW Outlying Ret Submarket



### TENANT

Tenant Name: Bank of America (Ground Lease)

### LEASE

SF Leased: 4,319 SF  
Sign Date: Aug 2006  
Space Use: Retail  
Lease Type: Direct  
Floor: 1st Floor  
Suite: Pad 4

### RENTS

Effective Rent: \$17.45/NNN

### PROPERTY EXPENSES

Taxes: \$8.21/SF (2015)

### LEASE TERM

Start Date: Aug 2006  
Expiration Date: Sep 2026  
Lease Term: 20 Years 1 Month

### TIME VACANT

Date Occupied: Aug 2006

### LEASING REP

Volk Company  
2730 E Broadway Blvd, Suite 200  
Tucson, AZ 85716  
Dave Hamman  
Brenna Lacey

### MARKET AT LEASE

Vacancy Rate	2006 Q3	YOY
Current Building	0.0%	-
Submarket 2-4 Star	13.2%	-
Metro Overall	-	-

NNN Asking Rent Per SF	2006 Q3	YOY
Current Building	-	-
Submarket 2-4 Star	\$13.83	-
Metro Overall	-	-

Submarket Leasing Activity	2006 Q3	YOY
12 Mo. Leased SF	-	-
Months On Market	8.2	-

### PROPERTY

Property Type: Retail  
Status: Built Aug 2006  
Tenancy: Multi  
Class: B  
Construction: Wood Frame  
Parking: 30 free Surface Space..

Rentable Area: 4,387 SF  
Stories: 1  
Floor Size: 4,387 SF  
Vacancy at Lease: 0.0%  
Land Acres: 0.73

2017  
FOR VALUATION YEAR And Prior

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Lipman Philip A

COMPANY NAME

Philip A Lipman

Owner

NAME OF PERSON OWNING, CONTROLLING OR POSSESSING PROPERTY OR CONTACT PERSON

P.O. Box 43025

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Lot-Blk-Tr:

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Tax

Improve SF:

Units:

Tot \$/SF:

Imp \$/SF:

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Tax \$/SF:

% Office:

From:

To:

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